



26 February 2016

The Secretary
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Ben Lusher, Director Key Site Assessments

Dear Ben,

MP06_0162 Barangaroo South Concept Plan Section 75W Modification 8 Application Response to Draft Instrument of Approval

I refer to the Department's Draft Instrument of Approval for Concept Plan MOD 8, issued on 27 November 2015, and to the Department's email correspondence of 3 December 2015 providing further detail regarding the underlying intent of Draft Condition B3. In addition, I also reference a number of discussions attended by the Department that have assisted in clarifying the intent of conditions as well as the form and content of this response.

Lendlease has now had the opportunity to consider the form and implications of each of the draft conditions in great detail. Lendlease, Crown, the Barangaroo Delivery Authority have also held a number of discussions in relation to these issues. As a result of these processes, Lendlease has now finalised this response to the Draft Instrument of Approval.

This response addresses the original draft conditions in several ways:

- provision of additional information or clarity requested through the draft conditions;
- changes to the Concept Plan Modification Application in order to respond to the requirements of a draft condition; and
- proposed alterations to draft conditions. In such cases further information and justification is also provided.

The following table provides a summary of the manner within which Lendlease has addressed the Draft Conditions of Consent. This table is a summary of the major responses only. Further detail is contained in the attached documentation:

- "2016-0216_Draft Instrument of Approval MOD 8_Consolidated Track Changes_CLEAN COPY". This document highlights all proposed amendments whereby the Department's unchanged draft conditions appear in **bold red italic**, Lendlease deletions appear in **strikeout** and Lendlease additions in **blue bold italic**.
- "2016-0216_Draft Instrument of Approval MOD 8_Track Changes_Full". This document provides a track changes version of the Draft Instrument of Approval with all changes and descriptions of each change.
- "B10_ASK_DE_013_V06". This drawing is referred to in the proposed Condition B3 amendment.
- "B10_AMP_08_0093-01", "B10_AMP_08_0094-01" and "B10_AMP_08_0095-01". These three drawings provide detailed Building Envelope dimensions for Block's Y, 4A and 4B, required by Draft Condition B3 (5).

- “MOD 8 Draft Conditions. Part B – Modifications to Concept Plan. RESPONSE TO CONDITION B3”. This document provides a detailed justification for the proposed changes to Draft Condition B3 and provides further description of the implications of such changes on the design of the Crown Sydney Hotel Resort and the creation of an extended view corridor involving Block 5.

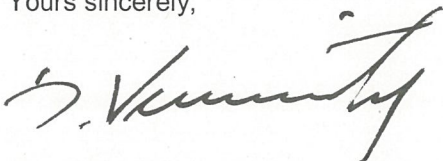
Summary of Major Responses

Condition Reference	Condition and Scope of Change
1.	Capital Investment Value (MOD 8)
	A revised CIV has been provided
B3	<p>The proposed setbacks, and resulting change to the Building Envelope are considered unwarranted. The attached package of details and proposals provides further details to support removal/revision of this condition:</p> <ul style="list-style-type: none"> • Amendments to the design of Crown at Ground level • Provision of further detail confirming an existing compliance with the condition for separation from Watermans Cove • Changes to the Block 5 to require future development to be consistent with specific new setback controls • New conditions to provide a breaking down of the perceived bulk of the Block Y podium. <p>Additionally, it is considered that due to there only being changes proposed in Blocks 4A, 4B and Y, the requirement for dimensioned envelopes should only apply to these Blocks</p>
B4	<p>Built Form Table</p> <ul style="list-style-type: none"> • Provision/amendment of maximum GFA for blocks Y, 4A, 4B and 3, as requested or required as a result of other condition amendments. <ul style="list-style-type: none"> ◦ Concept Plan MOD 8 seeks flexibility for building C1 to be developed as either commercial, residential or hotel (with ground level retail for all options). Accordingly, the table should include a maximum residential GFA for Block 3, noting that the total residential GFA for Barangaroo South already accommodates this amount (10,515sqm) • Block Y has been added to the locates where wintergardens may be excluded from GFA calculations.
B6	<p>“above ground works” for Block Y has been amended to “above ground buildings”. This is because the Stage 1C Early Works application includes some elements above ground level and that this application should not be delayed as a result of guidelines that apply to an eventual building on the site</p>
B7	<p>The suggested amendments to condition B7 that were included in the Concept Plan Modification application have been excluded from the draft conditions. These have been re-inserted as they reflect the current state of development and delivery schedule</p>

B9	<ul style="list-style-type: none"> • “above ground works” for Block Y has been amended to “above ground buildings”, as per B6. • The requirement for through site links has been amended to apply to Block 4A only • Block Y has been added to the locations that may be considered for wintergardens • The proposal for 15% of GFA as a maximum area for wintergardens is considered unworkable, particularly for smaller apartment sizes, as this would result in wintergardens that have unworkable dimensions and will not promote the high level of amenity envisaged. As such, the control has been refined by not applying to apartments of less than 70m². Additionally, the maximum GFA within Blocks 4A and 4B has been adjusted (without altering the total) to account for the implications relevant to penthouses • The current applications for R4a, R4b and R5 do not contain a separate “signage strategy”. They do however present details in respect of signage proposals for the buildings and highlights the role of future approvals for details. In the interests of not forcing redrafting and delays to the current applications, it is considered that the condition could be reworded to require “details” of proposed signage within the applications.
C3	<ul style="list-style-type: none"> • There can be no provision for coach <i>parking</i> on the Barangaroo South site, as such, the condition has been amended to refer specifically to coach set-down. • The requirements for car parking analysis and demand have been removed as this requirement has been satisfied • The requirement for consultation with RMS on specific transport matters has been removed as the noted issues have now been resolved
C7	The requirement for a through site link has been amended to apply to Block 4A only
C10	Amendment of condition to provide clarity on location and form
C11	Amended to refer specifically to those areas proposed for the planting of trees
C13	Amendment to recognise that a detailed light spill report can only be completed at the Construction Certificate stage of design
C16	New condition to provide for the drafting of a revised statement of commitments, consistent with the approval

Both Lendlease and Crown are available to discuss any of the submitted documentation at any time. If you require any further detail, please do not hesitate to contact me at your convenience

Yours sincerely,



Stewart Verity
Senior Development Manager, Barangaroo South
Australia

